



Warner, 16 Barambah Circuit

MAKE AN OFFER, THIS PROPERTY MUST BE SOLD

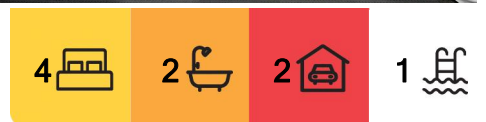
Perfectly positioned in a peaceful, tree-lined street within the prestigious Warner Lakes community, this beautifully presented low-set home offers an exceptional lifestyle opportunity for families and entertainers alike. From its thoughtfully designed open-plan layout to the seamless integration of indoor and outdoor living, this residence exudes contemporary elegance with every detail.

As you step inside, you're immediately welcomed by a sense of space, light and effortless sophistication. The expansive open-plan living area has been designed with modern living in mind - high ceilings and soft neutral tones enhance the sense of openness and plush carpets underfoot for warmth and texture to the bedrooms.

At the heart of the home is the designer kitchen - sleek, stylish and superbly functional. Featuring gleaming stone benchtops, stainless steel appliances including a dishwasher, an abundance of cabinetry, and an open design that flows directly into the vast living and



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For Sale
Offers Over \$1,095,000

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dining zone, this kitchen is perfect for casual family meals or entertaining guests in style.

The main living area is both spacious and inviting, kept cool year-round with reverse-cycle air conditioning. Oversized double sliding doors extend the living space out to the expansive, fully decked alfresco area - an ideal setting for weekend brunches, sunset drinks, or hosting friends and family in comfort.

Accommodation is generous, with four oversized bedrooms thoughtfully positioned for privacy and functionality. Each bedroom includes built-in wardrobes and ceiling fans, while the master suite is a true retreat - complete with a walk-in robe and a luxe en-suite featuring modern fixtures and ample vanity space.

Outdoors, the 612m² block is fully fenced and beautifully landscaped, offering low-maintenance gardens and ample space for children to swim or pets to play. The double remote garage ensures convenience and security, with internal access for ease of living.

This is a home that offers the perfect blend of stylish design, everyday functionality and relaxed luxury - all set in a quiet, family-friendly neighbourhood close to parks, schools, lakes and amenities.

Private inspections are welcomed and highly recommended to truly appreciate everything this exceptional home has to offer.

Property Features:

- * Raised ceilings throughout
- * Private front lounge room, tucked away at the entrance, featuring elegant brown wooden sliding doors, ready for quiet relaxation or formal entertaining
- * Modern, open-plan design with seamless flow between living and dining spaces with air-conditioning for year-round comfort
- * Designer kitchen featuring stone bench tops, stainless steel appliances, ample storage and preparation space
- * Luxurious master suite with walk-in robe and spacious en-suite bathroom
- * Four generously sized bedrooms with built-in wardrobes and ceiling fans
- * Family bathroom with contemporary fittings and neutral tones
- * Oversized double sliding doors opening to a large, decked alfresco entertaining space
- * Beautiful in-ground mineral swimming pool, perfect for enjoying sunny days, hosting lively gatherings, or relaxing in your own private oasis
- * Stylish low-set brick home on a spacious and private 612m² block
- * Fully fenced backyard with manicured, low-maintenance landscaping
- * Double remote-control garage with internal access

Location:

- * 750m from Warner Lakes
- * 4 minutes to Bray Park High School
- * 7 minutes to Genesis Christian College
- * 7 minutes to Bray Park State School
- * 5 minutes to Warner Tavern
- * 13 minutes to Woolworths
- * 11 minutes to Coles
- * 10 minutes to Bullocky Rest



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- * 10 minutes to Eatons Hill Hotel
- * 8 minutes to Wantima Golf Course

Disclaimer:

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More About this Property

Property ID	1TP5F1H
Property Type	House
Land Area	612 m2
Including	Ensuite Air Conditioning Toilets (2) Pool Built-in-Robes Solar Panels Water Tank

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
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Internal 203sqm
 External 80sqm
 Total 283sqm



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